

Staff Summary Report



Development Review Commission Date: 09/23/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for DUTCH BROTHERS COFFEE located at 3225 S Mill Avenue.


DOCUMENT NAME: DRCr_DutchBrothers_092308 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **DUTCH BROTHERS COFFEE (PL070279) (Don Kermin, Hanley Properties, owner /Antonio Gavarrete, FM Group, applicant)** for a Development Plan Review for a new 380 s.f. coffee shop with a 200 s.f. patio and a drive-through located within an existing retail center located at 3225 S. Mill Avenue, in the PCC-1, Planned Commercial Center Neighborhood District, including the following:

DPR08188 –Development Plan Review for a site plan, building elevations and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

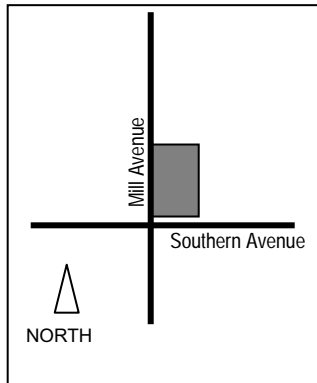
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: This request was originally heard and approved on December 11, 2007. During the building permitting process, the applicant determined that the orientation of the building was not adequate for the business operation. Through discussions with staff, the building was relocated on the site. The applicant also chose to revise the color palette of the project. The combined changes were determined sufficient to warrant a return to the Commission for consideration of a new site plan, landscape plan and building elevations for the Dutch Brothers Coffee building located in the Huntington Square Shopping Center.



Location	Northeast corner of Mill and Southern Avenues
Zoning	PCC-1
Gross/Net site area	6.7 / 5.4 acres
Building area	52,243 s.f.
Lot Coverage	22% (50% maximum allowed in CSS and PCC-1)
Building Height	+/-17 ft (35 ft maximum allowed in CSS and PCC-1)
Building setbacks	10' front, 36' side, 65' rear, 14' 8" street side (0', 0', 10', 20' min. req. in CSS: 0', 30', 30', 20' min. req. in PCC-1)
Landscaped area	32,591 s.f.: 13.8% (15% minimum in CSS and PCC-1)
Vehicle Parking	302 spaces approved through a Shared Parking Model
Bicycle Parking	13 spaces current, 34 proposed (34 minimum required)

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-5. Conditions of Approval
- 6-7. Code Requirements
8. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Previously Approved Site plan
5. Proposed New Site Plan
6. Site Plan Detail
7. Dutch Brothers Floor plan
8. Elevations
9. Sections
10. Landscape Plan
- 11-12. Photographs

COMMENTS

Dutch Brothers Coffee was originally heard as part of a larger request by Huntington Square Shopping Center in December of 2007. At that time, the building was located in the center of the main parking area, closer to the existing businesses. When submitting plans for building permits, the building was turned around, with the back side facing the street and the primary window façade facing east. This alteration was not accepted by staff, and discussions were held to determine the cause of the change in building orientation. These discussions resulted in several site plan configurations and ultimately resulted in the plan presented in this report. The applicant then requested modifications to the building colors, to better reflect the corporate image of the business. Although the scope of the changes did not necessitate returning to the Commission, staff determined that the combined changes were significant enough to bring the item back to the Commission. The applicant is requesting an approval for a Development Plan Review for a new coffee shop with a drive-through to be added in the existing parking lot. The site has an approved Shared Parking Model for these uses. The applicant is seeking approval of the revised location and elevations of the coffee shop, with a revised color palette. Staff recommends approval of the requested Development Plan Review and Use Permit.

PUBLIC INPUT

None received.

PROJECT ANALYSIS

The project is located on the northeast corner of Southern and Mill Avenues; the site has single-family residential to the north and multi-family residential to the east; across Mill Avenue to the west is the Fry's Shopping Center, to the southwest is Danelle Plaza, to the south is Valley Fair Plaza. The site consists of an existing one-story shopping center with uses that include: a tire store, three restaurants, a staffing agency, a cash advance office, a hair salon, several retail stores, a furniture rental store, a Moose Lodge, two bars, a tax service office, a pet store and a drycleaner. One tenant space has been approved for a vehicle rental office with 12 parking spaces dedicated for this use these uses are contained within 52,243 s.f. of building area on 5.4 net acres.

DEVELOPMENT PLAN REVIEW

Site

The property has five existing buildings (A through E); buildings B –D are freestanding pad buildings with individual uses, Buildings A and E are multi-tenant retail buildings. All tenants share parking within the center, which is distributed throughout the site. The originally approved location removed 19 parking spaces from the center of the site to accommodate the freestanding pad building. The proposed revised solution would remove 17 parking spaces located closest to Mill Avenue. The previous site plan included 18 additional parking spaces located behind the existing Building A, designated as employee parking; this has not changed. The location of the building at the street edge provides greater pedestrian access from the public sidewalk and nearby transit, but is further away from the existing tenants within the center. Predominant access to the coffee shop will be by vehicle; however, the sidewalk access provides a new amenity for transit users waiting for the bus on Mill Avenue. The new building location provides more prominence to the building and more visibility to the street. The proposed parking and building configurations comply with city development standards and have been reviewed for circulation, refuse collection and fire safety.

Building

The proposed new Dutch Brothers Coffee shop is a stand alone building. The building elements have proper scale with the site and surroundings. The building mass is divided into smaller components that create a human-scale as viewed from the sidewalk. The building has a clear base and top, as identified by ground floor elements, roof forms, and detailing. The predominant architecture of the existing Huntington Square Shopping Center is Spanish Mission style with an arched colonnade and stucco finish. The roofline varies between a flat parapet with angled red tile eaves and elevated sections with a red tile hip roof. The proposed architecture is Cape Cod style, with a pitched roof, darker building body and white accent trim. The proposed EFIS material is similar in finish to the existing stucco but as proposed does not match the existing tan color. The applicant has indicated that this gray color is a franchise color; however, Dutch Brothers has used a warmer southwestern tan color on the other Tempe site located at Lemon and Rural. This other building is on a stand alone site, not part of an existing development, and has a blue roof. The Brakemasters building has integrated a light gray smooth faced CMU into the beige stucco elevations. The proposed split faced gray CMU on Dutch Brothers will tie the newer buildings of this site together with a similar material and color, but different texture. There is no other gray color within the center, and the off-white window and door trim creates a different look that does not necessarily enhance the architectural features of the building. Staff has conditioned this approval to remove the Gibraltar Cliff (grey) color, and use either the originally approved sand color or the Distant Gray (off-white) color to better integrate the building with the existing center. The gabled roof

matches the adjacent Olive Branch Restaurant roof pitch. The standing seam metal roof is proposed to match the color of the existing center's red tile roof color, but using an updated contemporary material. Building D (Olive Branch), the closest building to this new building, has bright blue accent paint on the wood trim; the proposed blue is brighter than the original muted blue, providing a brighter look that is closer to the adjacent building accents.

Landscape

The current landscape is 20 years old and does not conform either to the original plan or the current code. Many plants are missing, and as a result of the current requested entitlements, staff required an updated landscape plan for the entire property, utilizing any existing, healthy mature plants where possible, and adding plants as needed to comply with current zoning and design standards. The proposed landscape plan keeps existing trees and adds a combination of new Fruitless Olives, Heritage Oaks, Desert Willows and Willow Acacias. All new trees would be 24" box specimens. Heritage Oaks were integrated into the street edge, to tie into existing parking island trees. The existing Eucalyptus are mature, but there are gaps along the perimeter, the Willow Acacia has been added a new perimeter tree, providing similar form and texture, and updating the look with a new species that will fill in the existing narrow planting areas. A combination of low water using shrubs and ground covers are proposed that add year round color with a variety of heights and textures. The plant species are listed in the conditions of approval. It would be expected that as older plants within the center fail to thrive, they would be replaced with plants from the new landscape palette, which will serve as the approved landscape plan for this site.

Conclusion

The request complies with General Plan 2030 projected land use for this site. The proposed building design, with conditions will fit with the surrounding commercial context and additional landscape material and improved lighting will be added as a result of the new building.

REASONS FOR APPROVAL:

The project meets some of the Section 6-306 D Approval Criteria for Development Plan Review:

1. The placement of building maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.), and facilitates pedestrian access and circulation.
2. Buildings and landscape elements have proper scale with the site and surroundings
3. The building mass is divided into smaller components that create a human-scale as viewed from the sidewalk
4. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
5. Building facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility
6. Accessibility is provided in conformance with the Americans with Disabilities Act (ADA).
7. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
8. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
9. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
10. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

DPR07215 CONDITIONS OF APPROVAL

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by September 23, 2009 or Development Plan approval will expire.

Site Plan

2. For the new Dutch Brothers Building F: provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
3. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

Floor Plans

4. Public Restroom Security:
 - a. Lights in restrooms: Provide 50% night lights and activate by key or remote control mechanism
 - b. Single user restroom door hardware: provide a key bypass on the exterior side

Building Elevations

5. The main building color shall be either Benjamin Moore Paints 2124-70, Distant Gray (off-white) or Dunn Edwards Sand Dune DE61228 (beige) to be more integrated with the existing commercial center. The other colors and materials for Dutch Brothers Building F are as follows:
Wainscot pop-out at building base – Superlite (BV1) Split Face veneer masonry block, Charcoal
Window and Door trim – Benjamin Moore Paints 2124-70, Distant Gray
Drive and patio canopy - EIFS –Benjamin Moore Paints 812 Blueberry Hill
Metal awning and plate –Benjamin Moore Paints 2175-30 Rust
Standing seam metal roof and parapet top – Benjamin Moore Paints 2175-30 Rust

Except that main colors and materials that exceed light reflectance value of 75 percent shall be revised to be not greater than 75 percent. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

6. For Dutch Brothers Building F: Provide four sided architecture.
7. For Dutch Brothers Building F: Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. For Dutch Brothers Building F: Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
9. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
10. For Dutch Brothers Building F: Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
11. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

12. At a minimum, upgrade all parking lot lighting to the north of Building E, in the parking located between buildings E and F and the parallel parking lot along the east side of the property. Follow requirements of ZDC Part 4 chapter 8 and provide a photometric plan for planning plan check prior to building permits.
13. Illuminate all building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

14. The landscape palette for the Huntington Square Center shall be updated to include the following

Trees:

- Fan Palms
- African Sumacs
- Bottle Trees
- Evergreen Elms
- Eucalyptus
- Heritage Oaks
- Fruitless Olives
- Citrus trees
- Desert Willow
- Willow Acacia
- All new trees would be 24" box.

Shrubs and Accents:

- Agave Geminiflora
- Muhlenbergia
- Blue Nolina
- Pendulous Yucca
- Red Yucca
- Red and Yellow Mexican Bird of Paradise
- Bush Morninglory
- Texas Sage
- Autumn Sage
- Dwarf Pink Ruellia
- Blue Euphorbia
- Lady Bank's Rose
- Bougainvillea
- Lilac Vine
- Trailing Dalea
- Gold Trailing Lantana
- Trailing Acacia

All existing shrubs and ground cover, including turf areas are to remain. Any existing plants that fail to thrive shall be replaced with the appropriate plant from the above list.

15. Irrigation notes:

- a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
- b. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
- c. Locate valve controller in a vandal resistant housing.
- d. Hardwire power source to controller (a receptacle connection is not allowed).
- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

16. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
17. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated July 23, 2008. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- Include on all plan sets the existing northbound bus shelters and pullout that are currently located on the northeast corner of Mill Avenue at Southern Avenue (directly west of Parcel #133-46-134K / Building C). Bus shelters and pullout must remain in place during and after all construction.
- The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
- Security Requirements: Design building entrance to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety. Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment
- Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Refuse enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Parking spaces:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- For Dutch Brothers Building F: A security vision panel shall be provided at service and exit doors with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
- Complete landscape plans must be submitted to Planning Plan Check for review, including all specified plant species and locations. All dead or missing plant material must be replaced. All landscape islands street frontages and perimeter landscape areas shall have required number of trees, and adequate coverage of shrubs and ground cover to meet City of Tempe Design Guidelines (Appendix A Section A-IV.)
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- Signs:
 - Refer to Zoning and Development Code Section 4-902E regarding sign area measurement, which includes all logos and text.
 - Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs.
 - Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

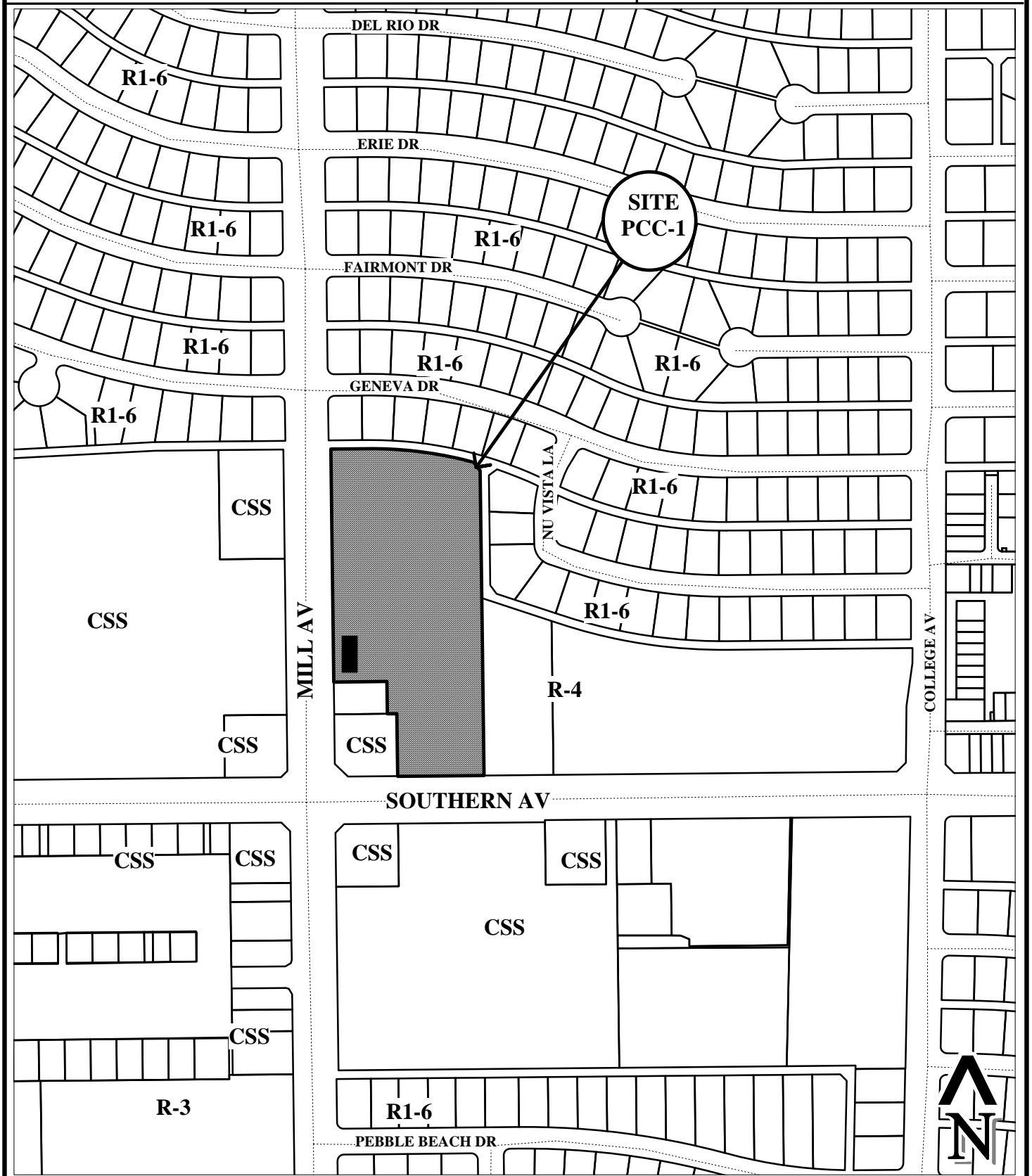
July 15, 1981	Design Review Board approved building elevations, site and landscape plans for a retail shopping center on this site.
October 19, 1983	Design Review Board approved building elevations, site and landscape plans for a pad restaurant, the Golden Corral.
February 1, 1984	Design Review Board approved mounted sign for a pad restaurant, the Golden Corral.
March 28, 1984	Board of adjustment approved a variance to allow a 12 s.f. freestanding tenant identification sign for the Golden Corral Restaurant.
May 2, 1984	Design Review Board approved signage for the Golden Corral restaurant.
October 24, 1984	Board of adjustment approved a variance for Goodyear Tire to allow a multi-tenant freestanding sign.
December 5, 1984	Design Review Board approved signage for Goodyear Tire Co.
November 2, 1988	Design Review Board approved an 890 s.f. addition to the Sizzler Restaurant.
September 6, 1989	Design Review Board approved a freestanding sign for the Sizzler Restaurant.
February 1, 1989	Design Review Board approved an elevation modification for the Sizzler Restaurant.
May 7, 2002	Hearing Officer approved a use permit to allow a 4,740 s.f. bar/restaurant and a use permit to allow live entertainment (Karaoke) for Down The Hatch bar and restaurant.
June 1, 2004	Hearing Officer approved a use permit to allow a restaurant and bar, a use permit to allow live entertainment and a use permit to allow an outdoor dining patio for Monkeypants Bar and Grill.
May 17, 2005	Hearing Officer approved a use permit for a bar with a Class 6 liquor license.
June 1, 2007	Staff approved a landscape modification for the Huntington Square Shopping Center.
November 29, 2007	Staff approved a Shared Parking Model for Huntington Square Shopping Center.
December 11, 2007	Development Review Commission approved a Development Plan Review for a new 378 s.f. coffee shop with a 200 s.f. patio and a drive-through and a Use Permit to allow a Car Rental Facility and recommended approval for a Zoning Map Amendment from CSS to PCC-1.
January 10, 2008	City Council introduced and held a first public hearing for a Zoning Map Amendment from CSS to PCC-1 for 3225 S. Mill Avenue.
January 24, 2008	City Council held a second public hearing and approved a request for a Zoning Map Amendment for Huntington Square Shopping Center from CSS to PCC-1, located at 3225 S. Mill Avenue.

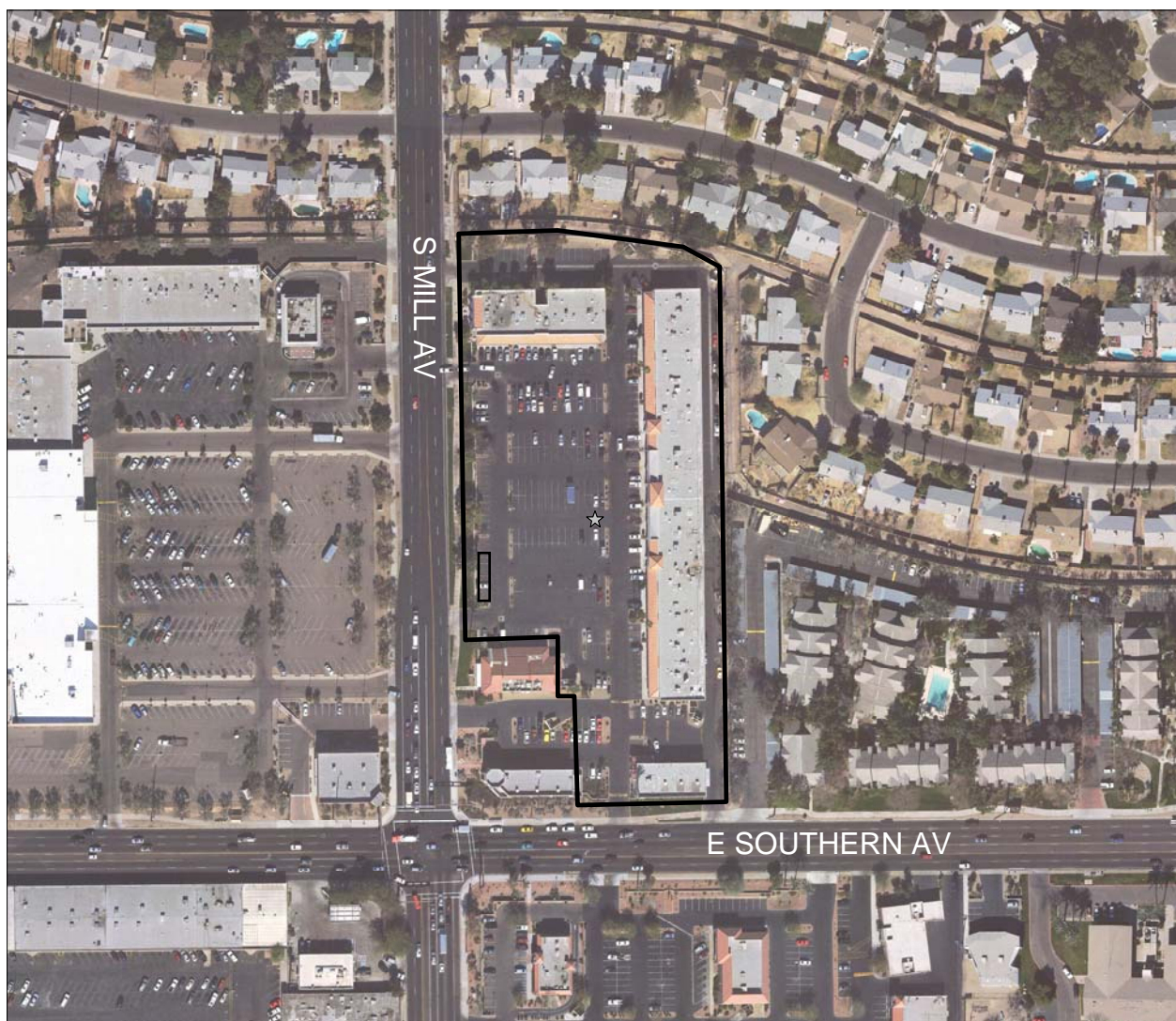
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

HUNTINGTON SQUARE SHOPPING CENTER

PL070279





HUNTINGTON SQUARE SHOPPING CTR (PL070279)

Letter of Explanation
Dutch Bros. Coffee – Mill Avenue and Southern Avenue
PC No. PC080508 - Tracking No. DS071176

We are proposing a new free-standing Dutch Brothers coffee stand on the development known as Huntington Square, which is located on the northeast corner of Southern Avenue and Mill Avenue.

The new coffee stand will be approximately 380 square feet with an outdoor dining area of 200 square feet and a drive thru lane. This new stand is for outdoor sales (Walk-up or Drive thru) only. No seating is provided within the building itself. In order to accommodate a productive use of this lot, create a solution that will enhance the surrounding development, and improve the experience for pedestrians and automobiles alike, we propose a R.O.W. setback of 55' at Mill Avenue and Southern Avenue. This will allow the building, drive thru, and landscaping to utilize the entrance and provide a safe and logical traffic flow.

The building was designed to conform, in general, with the design concepts of the overall center. The exterior finish of the building will be of similar stucco. The main building color will be the color of the franchise trade mark colors. All secondary/accent colors also appear at various points on the other structures on the site. The roof of the building will be a standing seam metal roof and painted to match the Rust color that is prevalent as colors on the overall site.

The proposed landscaping will match that of the overall development and will be placed to help screen the drive-thru lane and soften the look of the refuse enclosure that will be constructed at the back of the building. The refuse enclosure will comply with City of Tempe standards.

All utilities to the site will be underground and meters and backflow devices will be properly screened so as not to be obtrusive on the site. Lighting on the overall development seems sufficient to also cover the new building as the site was formerly parking spaces for the overall site and was required to be properly lighted. We will have some new building-mounted lighting in the form of recessed cans in the soffits and some surface mounted fixtures at the drive-thru canopy.

Pedestrian access to the site will be located from Mill Avenue to the site by use of sidewalks and striping so as to be readily visible to pedestrians and vehicular access alike. The pedestrian route will be ADA compliant.

Sincerely,

FM GROUP INC

A handwritten signature in black ink, appearing to read 'Hal Snow', written over a horizontal line.

Hal Snow

DRAWING INDEX

ARCHITECTURAL

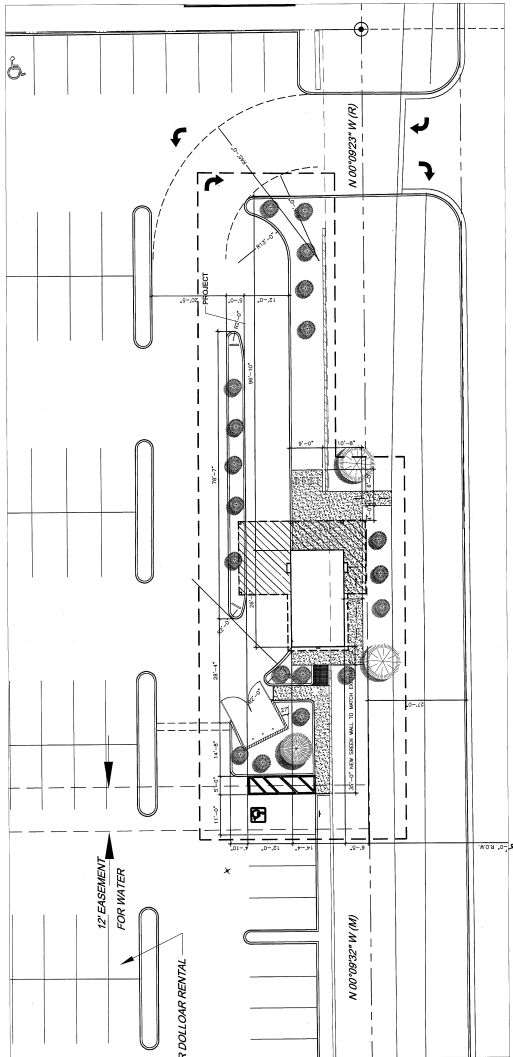
- DR-1.0 PROJECT INFORMATION
- DR-1.1 SITE PLAN
- DR-2.0 DIMENSION FLOOR PLAN AND FLOOR PLAN
- DR-3.0 EXTERIOR ELEVATIONS
- DR-3.1 EXTERIOR COLOR ELEVATIONS
- DR-4.0 BUILDING SECTIONS

CIVIL

- C1.1 SITE IMPROVEMENT PLAN
- C1.2 GRADING, DRAINAGE & UTILITY PLAN

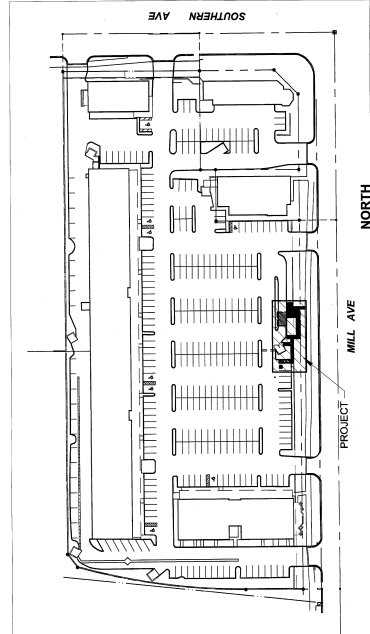
LANDSCAPING

- L-1 GENERAL NOTES
- L-2 PLANTING PLAN
- L-3 IRRIGATION PLAN
- L-4 DETAILS
- L-5
- L-6
- L-7 PLANTING SPECIFICATIONS
- L-7 IRRIGATION SPECIFICATIONS

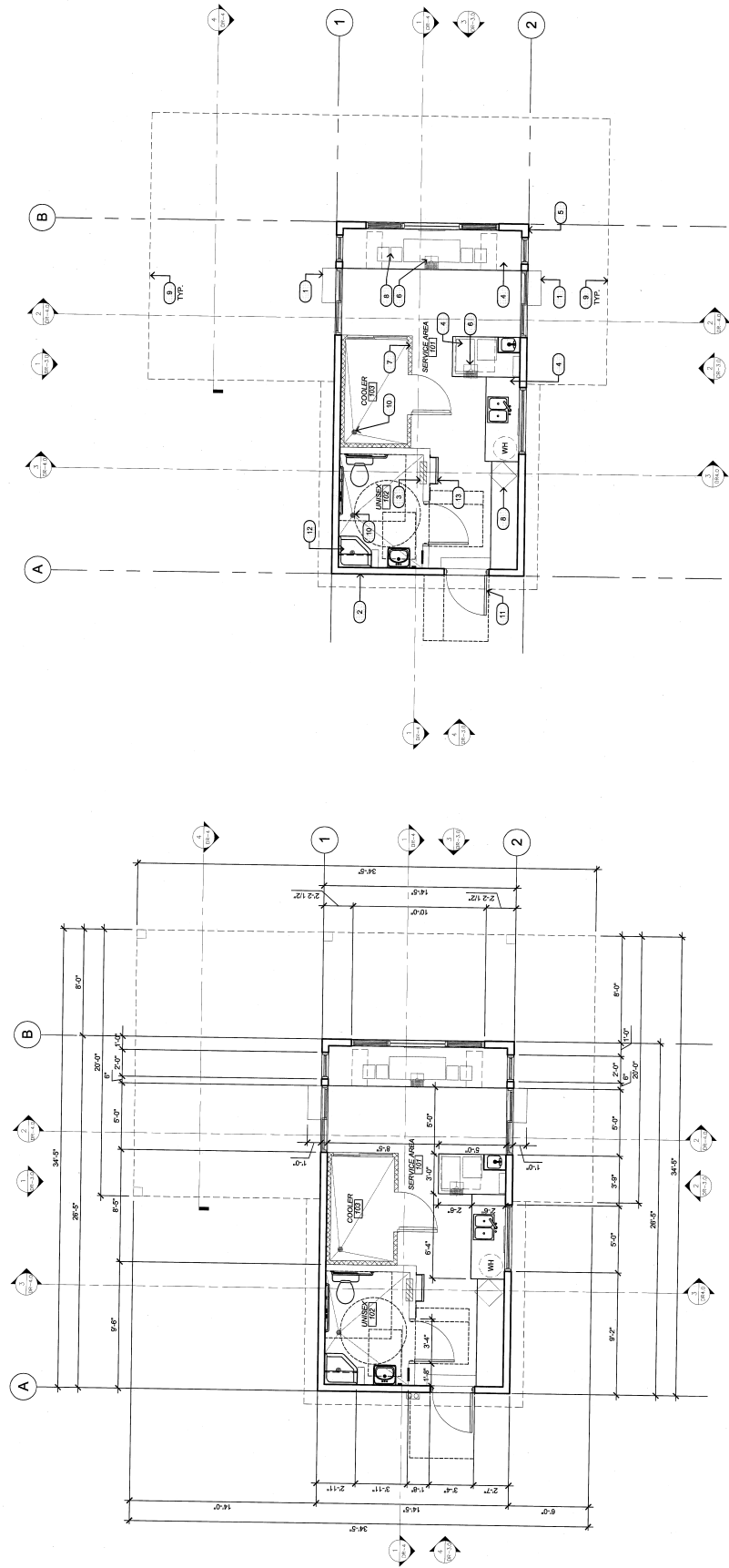


NOTE: THIS SHEET INFORMATION FOR THIS PLAN WAS PROVIDED BY SARABACH AND D. BELLA. FM GROUP INC. DOES NOT ASSUME RESPONSIBILITY FOR ANY DISCREPANCIES OR ERRORS THAT OCCUR ON THE PLAN.

ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"
REFER TO CIVIL PLANS FOR ACTUAL LAYOUT



OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"
REFER TO CIVIL PLANS FOR ACTUAL LAYOUT



KEYNOTES

1. SERVICE WINDOW INSTALLERS
2. S.S. AND MEIER
3. ELECTRICAL PANEL
4. COUNTER TOP
5. ROOF DRAIN
6. FLOOR SINK
7. PRE-FABRICATED INSULATED COOLER INSTALLED BY U.G.
8. EQUIPMENT
9. ROOF OVERHANG
10. FLOOR DRAIN
11. ADA CLEAR AREA
12. ROOF SINK
13. ROOF LADDER - SEE DETAIL JN-4.2



DATE	DESCRIPTION	BY
06/20	1540 CMTY SUBMITTAL	06/20/06

DUTCH BROS COFFEE
 3213 S. MILL AVENUE
 TEMPE, AZ 85282
 PROJECT



DR-2.0
 DRAWING NO.
 DATE: 03-11-08
 DRAWN BY: HS
 CHECKED BY: AG

141	08 CITY SUBMITTAL	08.26.08	08/26
140	PROVISION		08/26
139	DATE		08/26

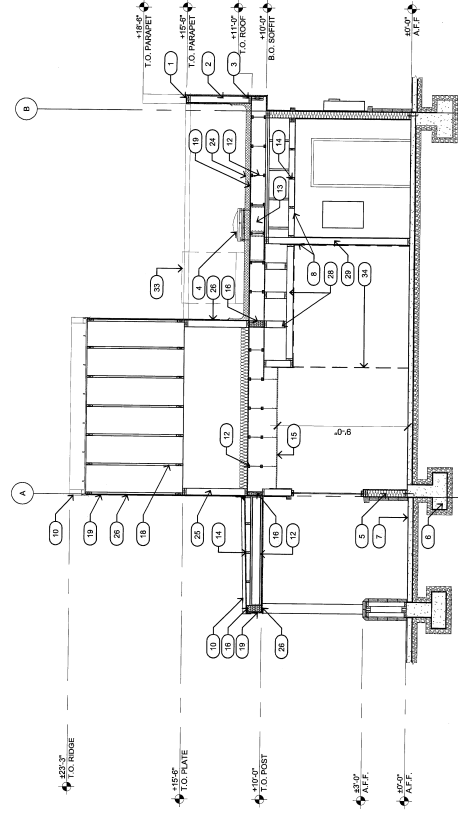


GENERAL NOTES

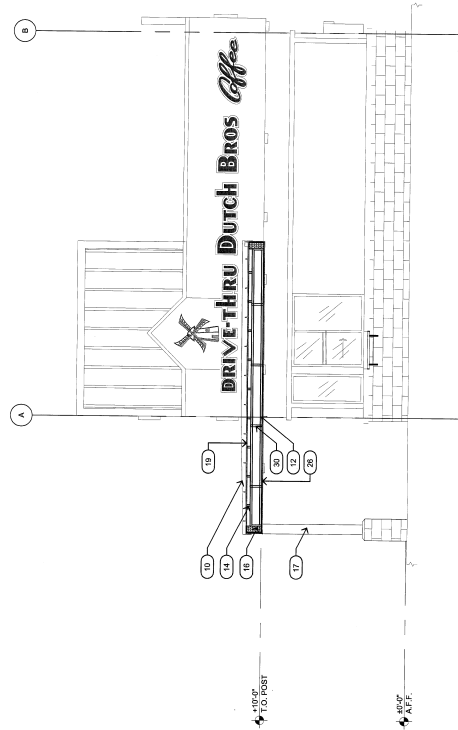
1. DIMENSIONS ARE FROM FACE OF SILD TO FACE OF STUD.
2. ROOFTOP MECHANICAL SCREENED FROM VIEW BY BUILDING PARAPETS.
3. BUILDING MATERIALS AND COLORS TO BE IN COMPLIANCE WITH THE DEVELOPMENTS ESTABLISHED DESIGN CRITERIA.

KEYNOTES

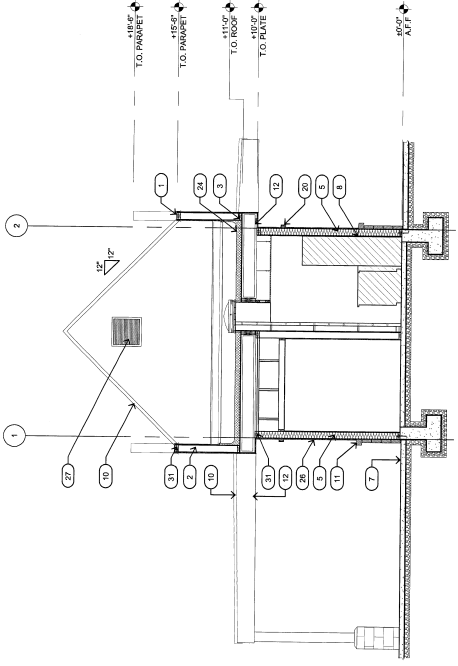
1. SHEET METAL CAP
2. 2X PARAPET
3. 2X BLOODING
4. ROOF HATCH- SEE DETAIL WALL
5. WOOD FRAMED EXTERIOR WALLS
6. CONCRETE FOOTING- SEE STRUCTURAL
7. CONCRETE FLOOR SLAB- SEE STRUCTURAL
8. 6" EPS/IRUM BOARD
9. ALUMINUM INSULATED GLASS WINDOW- SEE WINDOW SCHEDULE
10. STANDING SEAM METAL ROOF
11. BRIT FACE VINYLER BLOCK
12. T.I. ROOF SYSTEM- SEE STRUCTURAL
13. ROOF JACKER
14. 2X RAFTERS
15. SUSPENDED CEILING SYSTEM
16. GULLAN BEAM- SEE STRUCTURAL
17. 8X8 WOOD POST
18. WOOD TRUSS- SEE STRUCTURAL
19. 1/2" BECKING
20. DROP EDGE FLASHING W/ SEALANT
21. R-10 INSULATION
22. R-12 INSULATION
23. R-10 INSULATION
24. FARM ROOF SYSTEM
25. 2X8 PIVOT WALL STRUCTURE
26. CALIFORNIA STUDO SYSTEM
27. LOWER VENT
28. 2X6 STUD
29. 2X6 STUD WALL W/ WATER RESISTANT GYPSUM BOARD ON EXTERIOR SIDE
30. BRACING- SEE STRUCTURAL
31. DOUBLE TOP PLATE
32. ROOF SHEATHING
33. ROOF EQUIPMENT SEE MECH. SCHEDULE
34. PRE-FABRICATED WALKWAY COOLER



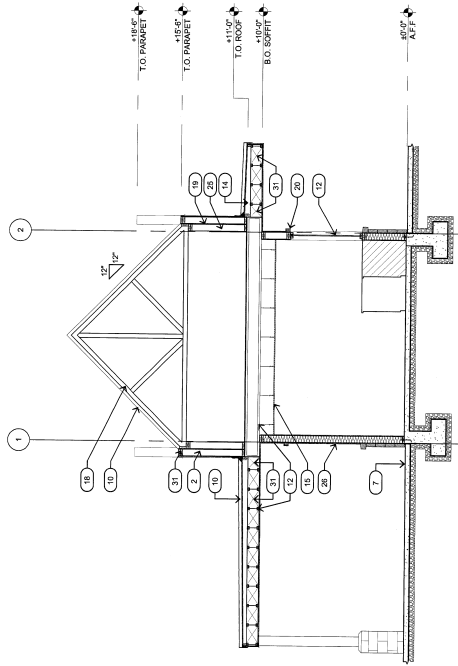
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

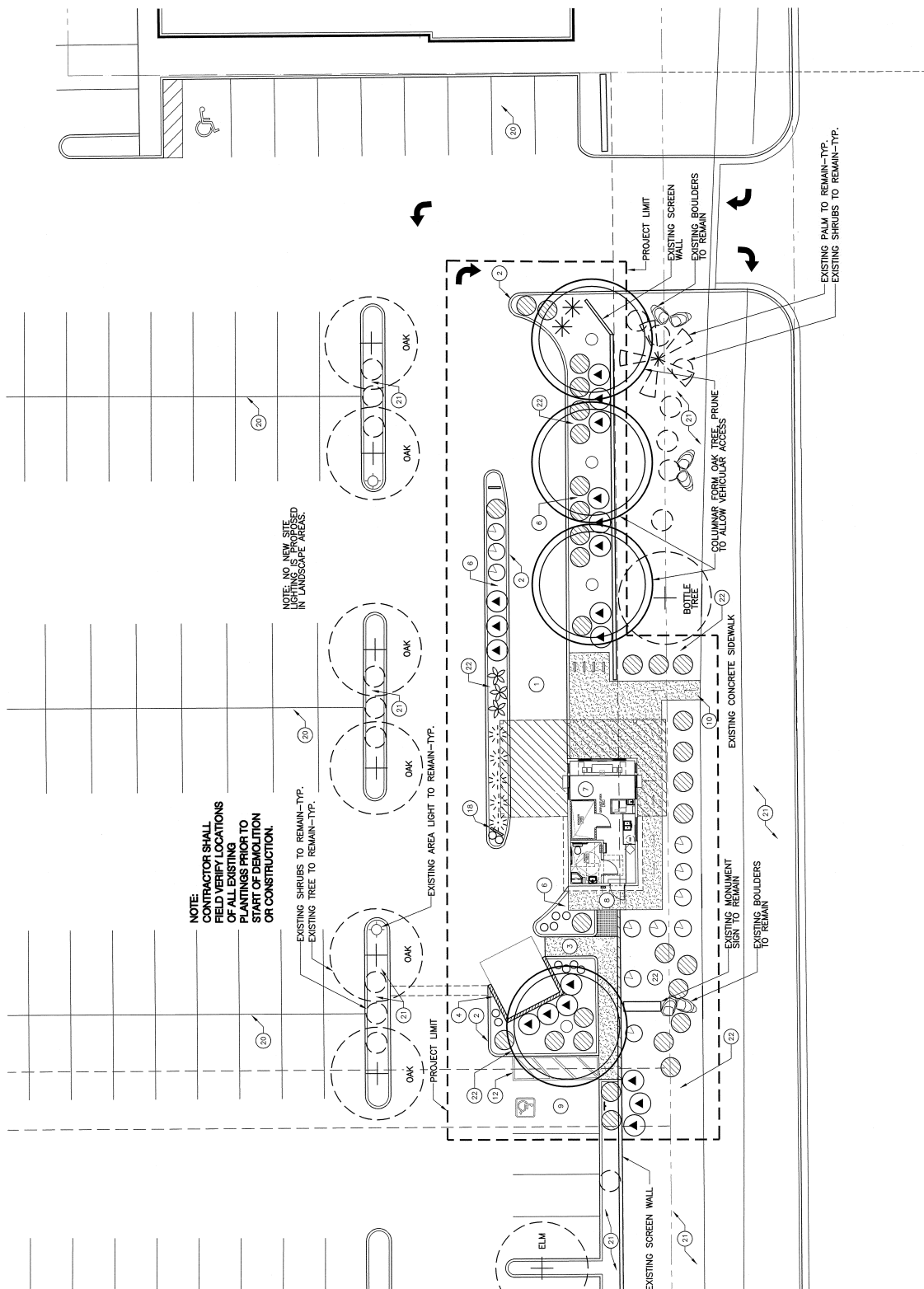
LANDSCAPE MATERIALS LIST

BOTANICAL NAME	COMMON NAME	SIZE
✓ TREES	24" BOX	
QUERCUS VIRGINIANA	VIRGINIAN LIVE OAK	
SHRUBS, GROUND COVERS, AND ACCENTS		
★ ASARUM PARVIFOLIUM	WINTER GREEN	5 GAL
✱ HEPATOPHYLLA PAVLOVA	HEPATIC PAVLOVA	5 GAL
✱ LAM. NUCA	RED NUCA	1 GAL
✱ NEW GOLD LANTANA	NEW GOLD	1 GAL
✱ LEUCOPHYLLUM ZEPHYRUM	WHITE ZEPHYRUS	5 GAL
✱ MAHLENBERGIA CAPILLARS	MAHLENBERGIA	5 GAL
✱ ROSA ANGUSTIFOLIA	ANGUSTIFOLIA	1 GAL
○ R. HUNTINGTON BLUE CARPET	HUNTINGTON BLUE CARPET	1 GAL
○ R. HUNTINGTON WHITE	HUNTINGTON WHITE	1 GAL
○ KATIE BULLER	KATIE BULLER	1 GAL
BOOK GROUND COVER		
○ DECOMPOSED GRANITE, INSTANT	3/4" SCREENED DECOMPOSED GRANITE	
○ LANDSCAPE PLANTING AREAS	(MATCH EXISTING)	

KEYNOTES

1. NEW PAVEMENT
2. NEW CURB
3. NEW SIDEWALK
4. NEW STORM DRAIN TRASH ENCLOSURE
5. NOT USED
6. NEW ASPHALT DRIVE AREA
7. NEW SHIELD BUILDING
8. NEW MAIN BUILDING ENTRANCE
9. NEW SIDEWALK TO ASSOCIATED PARKING SPACES W/ ASSOCIATED RAMP
10. NEW SIDEWALK TO ASSOCIATED RAMP
11. NEW DRIVE STRIP ACCESSIBLE ROUTE W/ RAMP
12. NEW 4' WHITE STRIP NOTING ASIDE ASLE
13. NEW 4' WHITE PARKING STRIP.
14. NOT USED
15. NOT USED
16. NOT USED
17. NOT USED
18. NOT USED
19. NOT ENTER SIGN
20. EXISTING PARKING.
21. NEW 12" DEPTH CONCRETE TO REMAIN
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NOTE:
COMPLETELY REMOVE ALL ASPHALT,
PAVING AND OTHER UNDESIRABLE
MATERIALS AND DEBRIS FROM NEW
LANDSCAPE AREAS, OVER EXCAVATE
AND BACKFILL NEW LANDSCAPE
PLANTING AREAS WITH ACCEPTABLE
TOPSOIL - 2' DEPTH.



MILL AVENUE



1 LANDSCAPE PLAN

1000000



Brakmasters building on corner of Southern and Mill avenues gray smooth faced CMU, red decorative band, tan stucco, flat parapet roof.



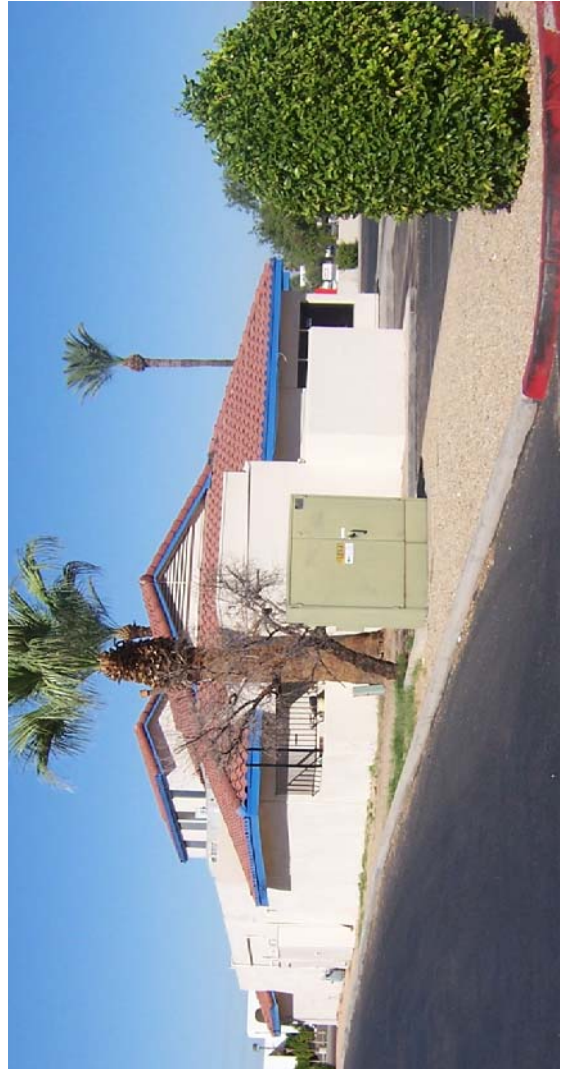
View south on sidewalk on east side of Mill avenue, Dutch Brothers would be Located to the left, behind the screen wall within the parking lot, a patio would be accessible to the sidewalk.



View looking north east from entrance drive by Olive Branch restaurant, Dutch Brothers would be located north of this planter island, where car is parked.



View south of Olive Branch restaurant, cream colored stucco, blue decorative band, and pitched red tile roof.



View of back side of Olive Branch restaurant, showing pitched roof, red tile and blue trim.